



Rowans Close
Stalybridge, SK15 3GF
Offers over £450,000

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----- 3D FLOORPLANS & VIRTUAL TOUR ----- Home Estate Agents are pleased to offer for sale this immaculately presented FOUR bedroom executive detached property. Located in an enviable position at the top of a sought after cul de sac in Stalybridge. The property offers spacious accommodation and is the perfect family home, benefiting from two reception rooms and a large conservatory, one en-suite shower room and a Jack and Jill shower room and a modern family bathroom. ** Viewing is highly recommended to appreciate this property. **

In brief the accommodation comprises of entrance hallway, downstairs WC, lounge, dining room, kitchen/breakfast room and conservatory to the ground floor. Four bedrooms, one en-suite shower room, Jack and Jill shower room and a further family bathroom. Resin driveway with parking for several vehicles and double garage. Resin driveway with parking for several vehicles. Lawned garden to front and side with mature shrubs and trees. Enclosed low maintenance garden to rear with artificial lawn, glass balustrading and composite decked patio area and seating areas. Perfect garden for outside entertaining.

GROUND FLOOR

Hallway

Composite door to front, Karndean flooring, stairs to first floor, understairs storage cupboard, radiator, wood and glazed doors leading to:

Downstairs WC

Double glazed window to side, fitted with a vanity wash hand basin and low level WC, radiator.

Lounge 16'0" x 11'5" (4.88m x 3.48m)

Double glazed bay window to front, feature fireplace and surround with inset Living Flame fire, radiator, wood and glazed double doors to:

Kitchen/Breakfast Room 9'8" x 16'4" (2.95m x 4.98m)

Double glazed window to rear, fitted with a modern kitchen comprising of wall and base units with Quartz Carrera work surface over, splashbacks, inset sink and drainer with mixer tap, breakfast bar, integrated dishwasher, fridge and built in tilt and slide oven and microwave, built in induction hob, wine cooler, radiator, bi-fold doors leading to rear garden, open plan to:

Dining Room 13'0" x 11'5" (3.96m x 3.48m)

Radiator, open plan to kitchen/breakfast room, sliding patio doors to conservatory.

Conservatory 31'5" x 19'7" (9.59m x 5.97m)

Brick built base, double glazed windows to sides, two electric wall heaters, one radiator, patios doors leading out to rear garden.

FIRST FLOOR

Landing

Access to loft, radiator, doors to:

Master Bedroom 16'7" x 11'5" (5.05m x 3.47m)

Double glazed bay window to front, built-in double wardrobe, remote controlled blinds, radiator, door to:

En-suite

Double glazed window to front, fitted with an enclosed shower cubicle, vanity wash hand basin and low level WC, chrome towel radiator.

Bedroom 2 10'6" x 9'7" (3.21m x 2.91m)

Double glazed window to rear, fitted bedroom suite with a range of wardrobes and overbed storage, remote controlled blinds, Karndean flooring, radiator, door to:

En-suite

Double glazed window to side, enclosed shower cubicle, pedestal wash hand basin and low level WC, towel radiator.

Bedroom 3 9'6" x 7'9" (2.89m x 2.37m)

Double glazed window to front, office furniture to include desk and drawers, Karndean flooring, radiator.

Bedroom 4 12'1" x 8'0" (3.68m x 2.45m)

Double glazed window to rear, fitted with a range of bedroom furniture including wardrobes and storage, inset ceiling spotlights, remote controlled blinds, radiator.

Bathroom

Double glazed window to rear, fitted with a luxury three piece bathroom suite comprising of deep freestanding bath with shower attachment and decorative lighting, vanity wash hand bowl and low level WC, inset ceiling spotlights, chrome towel radiator.

OUTSIDE

Resin driveway with parking for several vehicles. Lawned garden to front and side with mature shrubs and trees. Low maintenance garden to rear with artificial lawn, glass balustrading and composite decked patio area and seating areas. Perfect garden for outside entertaining.

Garage 16'10" x 17'6" (5.15m x 5.35m)

Two up and over doors to front, plumbing for washing machine, door to rear.

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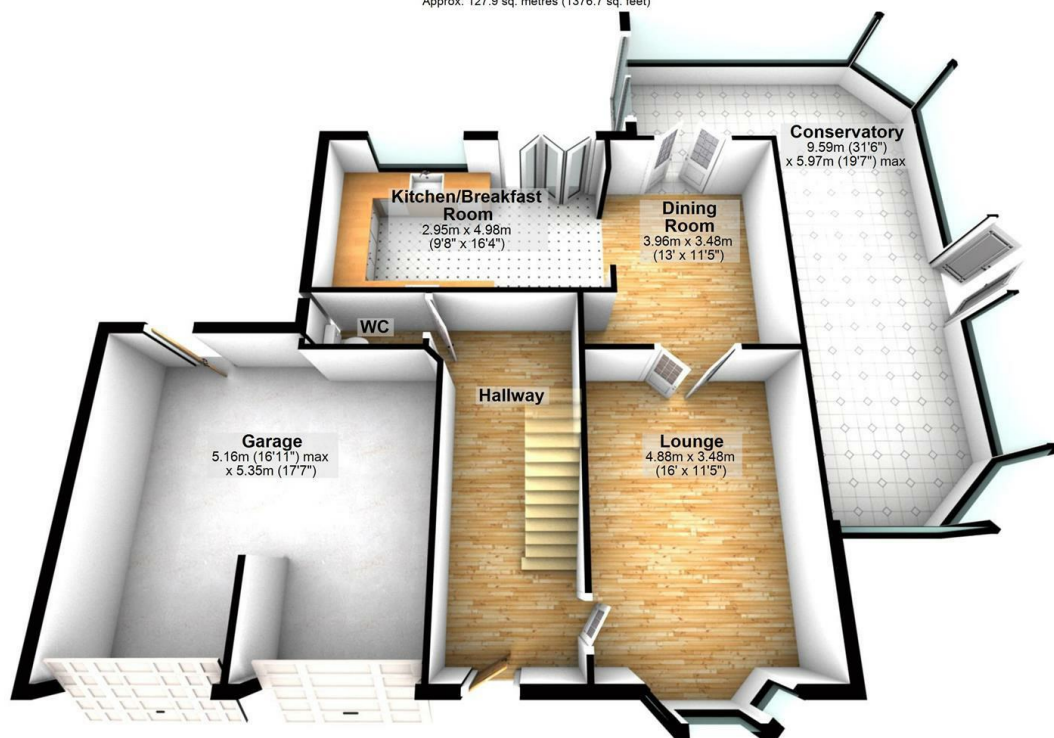
DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Ground Floor
Approx. 127.9 sq. metres (1376.7 sq. feet)



Total area: approx. 194.7 sq. metres (2095.6 sq. feet)

First Floor
Approx. 66.8 sq. metres (718.9 sq. feet)

